



## APPRAISAL BULLETIN

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*Real Estate Economists, Appraisers and Counselors*

### CONSTRUCTION COSTS OF CHURCHES

**T**HE charts and tables on the following pages show the cubic foot cost of three types of churches -- fireproof, masonry with frame interior, and frame. The original cost of each is known by us and the following figures have been brought up to date by using our carefully computed index.

In addition to the cost of churches, some rectories are being built for about \$1.50 per cubic foot. An annex to a parish house is running in the neighborhood of \$1.30 per cubic foot. A convent, due to extra partitioning, has a cubic foot cost of \$1.58 and \$1.06 for a parochial school.

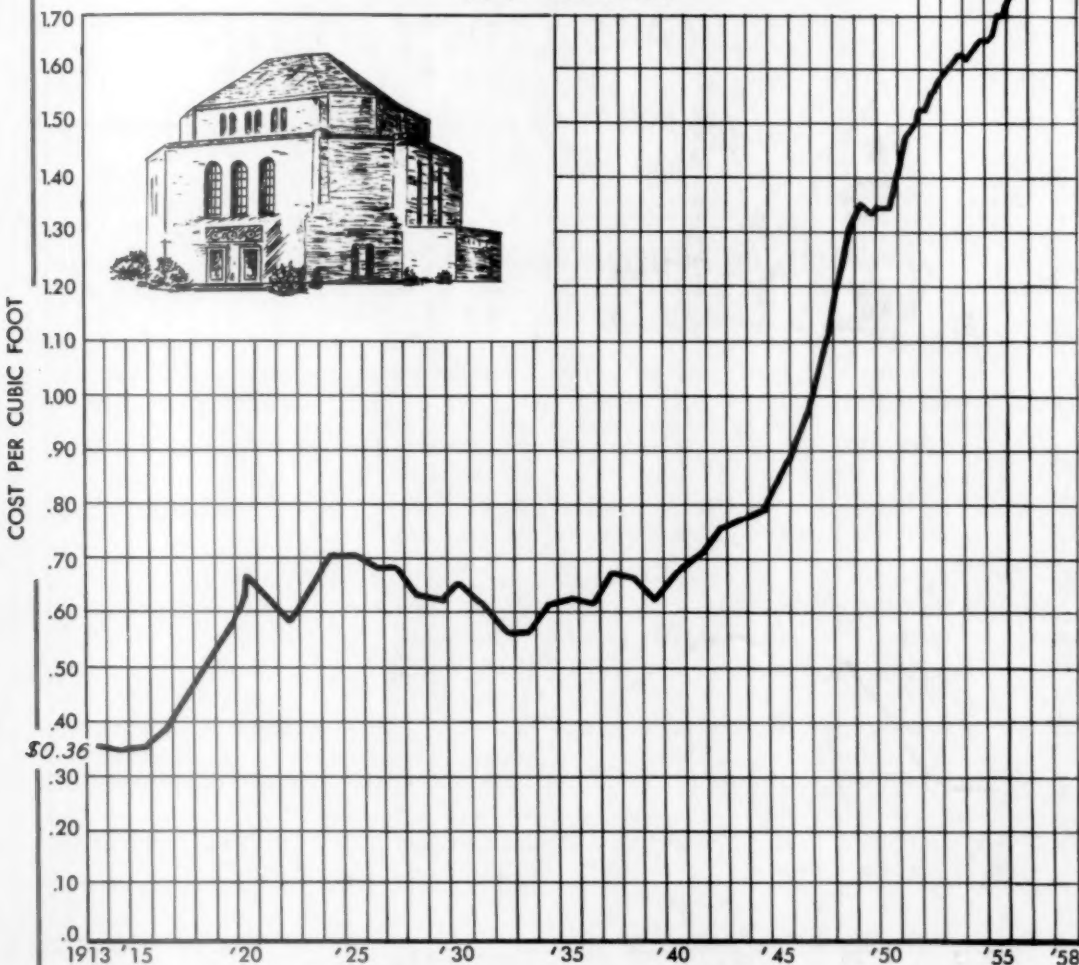
Churches are difficult to appraise. They present problems common to special-use properties and can usually be appraised only by the replacement cost method. The income approach is useless. The comparative method is seldom feasible because churches differ so widely in size, shape, and quality of construction. Fortunately, most church appraisals are made for insurance purposes and not for determining market value. Many of the requests we receive for church cost information come from clients who are members of either the financial or building committees of their churches. In the first instance, the problem is one of insurance; in the second, the construction of a new church or of an addition to the present edifice. The specifications for the three buildings follow:

**FIREPROOF CHURCH:** concrete foundations; partial basement; exterior walls, face brick with stone trim; stained glass windows; roof, slate over steel truss, copper flashing and gutters; floors, tile and hardwood over clay-tile filled concrete; partitions, plaster over tile or metal lath; ceilings, suspended plaster; birch doors and trim; vacuum steam heating; steel boiler; good grade of modern plumbing facilities.

**MASONRY CHURCH WITH FRAME INTERIOR:** concrete foundations; partial basement; exterior walls, stone; stained glass windows; roof, slate, copper flashing and gutters; hardwood and linoleum floors; trim and doors, birch and oak; partitions, stud, metal lath and plaster; ceilings plastered; steam heating with steel boiler; modern plumbing facilities of fair grade.

**FRAME CHURCH:** concrete foundation; partial basement; walls, drop siding and sheathing over studs; roof, slate, copper flashing and gutters; steam heating with steel boiler; hardwood floors; partitions, stud, wood lath and plaster; ceiling in auditorium, exposed beam and sheathing; other rooms have plastered ceilings; pine trim and doors; modern plumbing facilities of fair grade. (Organ and kitchen equipment are not included in any of the costs.)

# CUBIC FOOT COST OF A FIREPROOF CHURCH 1,000,000 CUBIC FEET

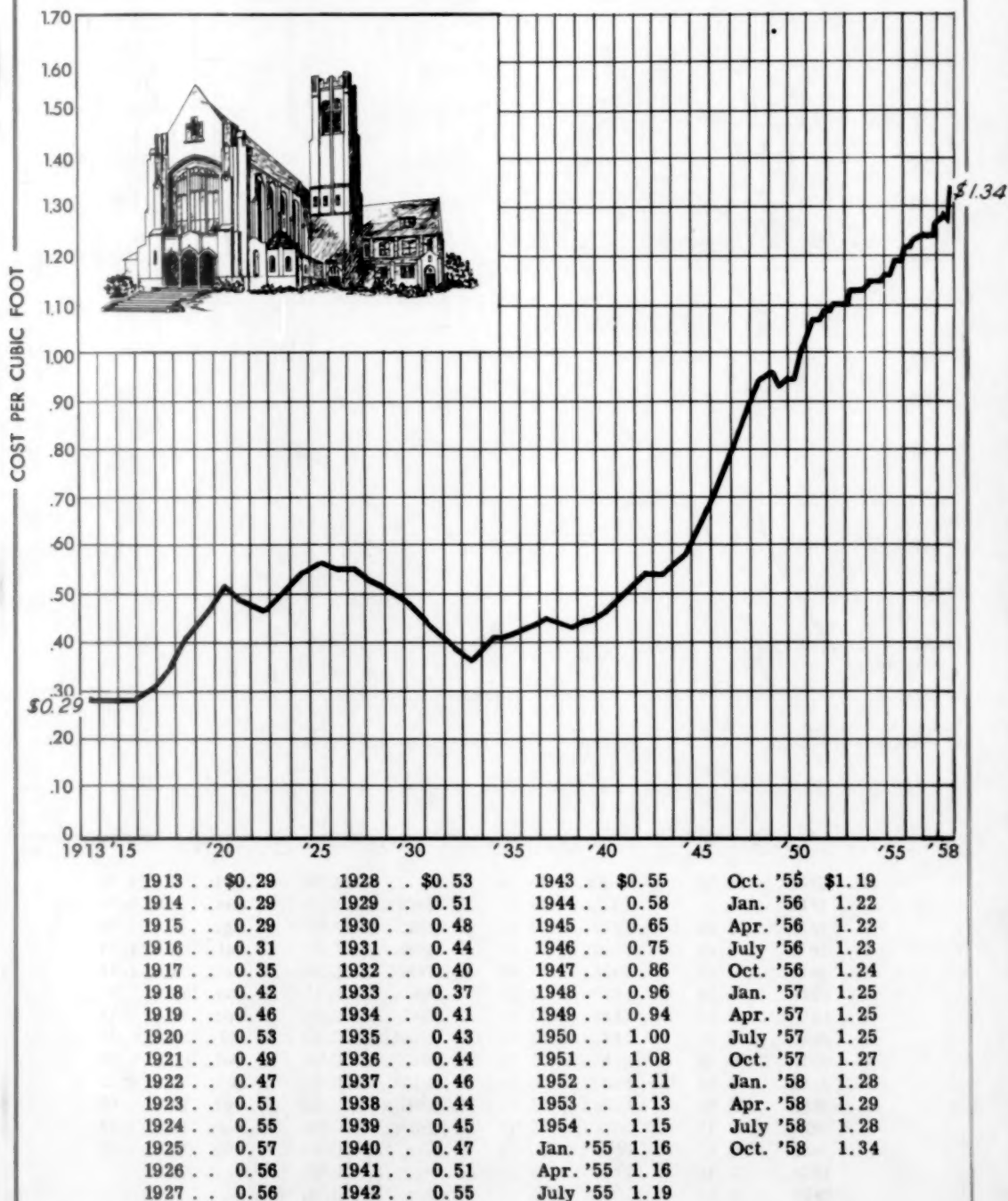


\$0.36

\$1.93

1913 . . \$0.36	1928 . . \$0.64	1943 . . \$0.78	Oct. '55 \$1.70
1914 . . 0.35	1929 . . 0.63	1944 . . 0.79	Jan. '56 1.74
1915 . . 0.36	1930 . . 0.66	1945 . . 0.87	Apr. '56 1.75
1916 . . 0.39	1931 . . 0.62	1946 . . 0.97	July '56 1.76
1917 . . 0.45	1932 . . 0.57	1947 . . 1.28	Oct. '56 1.78
1918 . . 0.51	1933 . . 0.57	1948 . . 1.31	Jan. '57 1.81
1919 . . 0.57	1934 . . 0.62	1949 . . 1.34	Apr. '57 1.81
1920 . . 0.68	1935 . . 0.63	1950 . . 1.39	July '57 1.81
1921 . . 0.63	1936 . . 0.62	1951 . . 1.50	Oct. '57 1.84
1922 . . 0.59	1937 . . 0.68	1952 . . 1.56	Jan. '58 1.85
1923 . . 0.66	1938 . . 0.67	1953 . . 1.61	Apr. '58 1.85
1924 . . 0.71	1939 . . 0.63	1954 . . 1.64	July '58 1.89
1925 . . 0.71	1940 . . 0.68	Jan. '55 1.65	Oct. '58 1.93
1926 . . 0.69	1941 . . 0.71	Apr. '55 1.66	
1927 . . 0.69	1942 . . 0.76	July '55 1.70	

# CUBIC FOOT COST OF A MASONRY CHURCH WITH FRAME INTERIOR - 600,000 CUBIC FEET



# CUBIC FOOT COST OF A FRAME CHURCH 80,000 CUBIC FEET

